

PHEASANT WALK H.O.A.

BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 17, 2008

A meeting of the Board of Directors was held on Wednesday, September 17th, 2008 at Prime Management's office, at 6300 Park of Commerce Blvd, Boca Raton, Florida.

The meeting was called to order at 7:31 pm. Quorum was established. Board members present: Kenneth Paulsen, President, Brent Hoover, Vice President, Edward O'Donnell, Treasurer, Nina Ashton, Secretary, Rolf Marti, Director. Attending the meeting on behalf of Prime Management were Gary Pyott, President, Sheri Scarborough, Vice President of Marketing, Ron Capitena, Sr. Vice President, and Marcos Viale, Property Manager.

LAST MEETING MINUTES

Minutes of the August 20th meeting were read. Ed made **motion** to approve minutes, Brent seconded and **approved** unanimously.

TREASURER'S REPORT

Ed reported in detail \$178,365 at operating account and \$160,526 with First Southern, as of August 31st, plus 67,644 in accounts receivable. Eight accounts are in foreclosure, 23 accounts in collection at the attorney and one under payment plan.

Board discussed request for fee waiver made by owner. **Motion** made by Brent to decline request, seconded by Ed, **approved** unanimously.

Board discussed request made by owner to enter Stipulation Agreement paying balance owed of \$1,035 in equal installments before year end. **Motion** made by Brent to approve stipulation agreement, motion seconded by Ed, **approved** unanimously

MANAGEMENT REPORT

There was a main irrigation line brake at median on Pheasant Way. Landscaper was given the OK to remove Bashofa tree and repair broken irrigation line. Motion made by Ed to approve work order, seconded by Brent, **approved** unanimously.

A solution to deal with recurrent or long outstanding code violations is to create a Code Enforcement Committee, and if not successful, to resort to ADR (Alternative Dispute Resolution) as recommended by FS 718.

County code allows up to four unrelated people under their definition of a "single family home".

COMMITTEE REPORTS

Bonnie Weldon provided a written report to the Board which included 5 approvals. **Motion** made by Brent to accept the Committee's recommendations, seconded by Nina and **approved** unanimously.

The entrance beautification project was discussed. Next step is to submit cost estimates.

NEW BUSINESS

Board discussed about changing newsletter publishing from monthly to quarterly with improved content. Currently the advertisement income does not cover the publishing expenses.

Board discussed sending a strong letter to past due accounts advising them of options, including payment with credit card. Making telephone calls to the past due owners was also discussed.

Motion was made by Ed, President of the **Budget Committee** to name the members of the Committee, as follows:

Ed O'Donnell (President)
- Brent Hoover
William Granger
Gary S
Dianne Soffer
Laura Szabo
Ken Paulsen

Motion seconded by Brent and **approved** unanimously

Motion was made by Ed to create a **Covenant Compliance Committee** to meet with owners after the third violation notice has been given and other conflicts between Board and owners, or between owners:

Joan Petratis
Diane Soffer
Virginia Henry
Brenda Huntington
Bonnie Weldon

Motion seconded by Brent and **approved** unanimously.

OLD BUSINESS

Motion made by Brent to approve and sign a five year management contract with Prime Management Group, seconded by Brent. After due deliberation, it was approve by majority vote. Voted in favor: Ken Paulsen, Brent Hoover, Ed O'Donnell and Rolf Marti. Voted against: Nina Ashton.

Having no further business to address, the meeting was adjourned at 9:40pm